

HYDE PARK CITY
LAND USE AUTHORITY
March 8, 2016

MEMBERS PRESENT

Mark Lynne, Bret Randall, Darrin Hancey, Mike Grunig, Jay Downs, Max Pierce and Susan Balls

OTHERS PRESENT

Ben Johnston, Darrin Michaelis, Clayton Grover

DISCUSSION ON PROPOSED CACHE VALLEY MORTUARY

The LUA held a discussion with Ben Johnston, regarding infrastructure for this development. The right of way is larger than the cross section specified for this roadway. The extra footage will be put into the park strip.

The water line will be extended from the north of Agri-Service on 75 West to the 4200 North roadway.

Mike and Max discussed with Ben the valves needed and the hydrant location. The sewer line will also go to the 4200 North road in the right-of-way. They discussed depth and location of clean outs. The stormwater will be retained in a pond on the south of the lot. It has sufficient capacity. Ben will design it to flow to 200 West once development progresses in the future.

Once the construction drawings of improvement are completed, they will be forwarded along with elevations to the Planning Commission for approval.

MOUNTAIN GATE PHASE 3A – PRECONSTRUCTION MEETING

The LUA was hoping to have a discussion prior to development beginning on Phase 3A of Mountain Gate Subdivision with the developers regarding street lights, second egress, and the 450 North turnaround. Only Clayton Grover, their excavator attended the meeting. The LUA discussed these with him briefly, acknowledging that the developer needs to make the decision.

ACCESSORY APARTMENTS

Darrin asked that the LUA discuss the need for accessory apartments to meet current building and fire code when a home was built under a previous code. A home on 92 West Center recently received approval from the Planning Commission for an accessory apartment. As Darrin completed the inspection he became concerned about the lack of egress from the basement apartment. The windows are not large enough to allow egress from the bedrooms. He questioned how the can allow an accessory apartment that does not meet code and how do we enforce the ordinance with someone who is only trying to make ends meet. Both Jay Downs and Max Pierce said that the City cannot allow this due to the liability.

The LUA decided to contact Tessa and let her know that she needs to comply with building codes. We will suggest that she meet with the City Council to discuss a time frame to come into compliance with the code.

Susan Balls

**HYDE PARK CITY
LAND USE AUTHORITY
NOVEMBER 3, 2015**

MEMBERS PRESENT

Mark Lynne, Darrin Hancey, Mike Grunig, Jay Downs and Susan Balls

OTHERS PRESENT

Craig Earl, Brandon Roberts, Darrin Michaelis, Jon White, Brian Lyon

DISCUSSION ON COMPLIANCE WITH ORDINANCE IN COMMERCIAL ZONE

Craig Earl has submitted plans for an addition to his building. According to ordinance, he must improve the frontage of his property and bring it up to code. The LUA held a discussion with Craig Earl regarding what needs to be done to comply with the ordinance.

Mr. Earl said that when he gave the property to the city 20 year ago, he thought that was all he had to do and that the city would develop the roadway. He understands that ordinances change and is willing to make the improvements as required. He doesn't want to spend the money to do the improvements now and then have it modified when Murdock expands to the west. He asked about delaying the project. It was agreed that Mr. Earl could bond for the improvements and sign a development agreement to do them at a later date. Mr. Earl asked how he would figure an amount to bond for. Mike told Craig that curb, gutter and sidewalk would be about \$30 a linear foot and asphalt would be about \$3 a square foot. Mr. Earl will proceed with getting a bond in place.

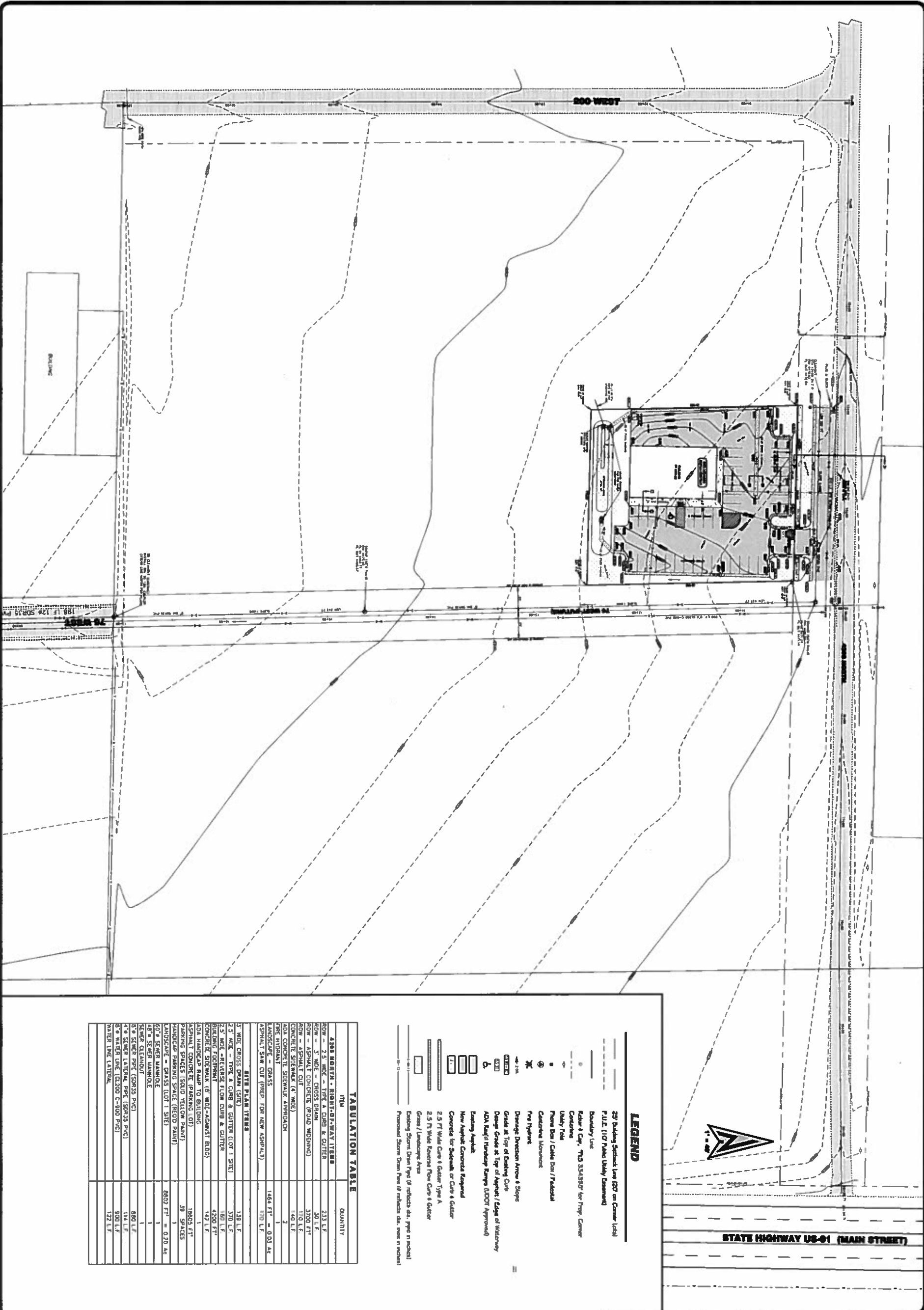
DEVELOPMENT DISCUSSION

Brandon Roberts owns the two parcels of property at 4100 North Highway 91 from the highway to 200 West. Darrin Michaelis has approached him about selling an acre of land to Cache Valley Mortuary. (They have a current project in the works at 3255 North Highway 91, but there are few snags in it and they wanted another option.) This location would at approximately 75 West 4200 North.

Brandon said he had a similar parcel in Idaho that he did a lot line adjustment on. This would speed up the approval process for the mortuary. The LUA doesn't have a problem with this being a lot line adjustment. The developer would need to bring a revised plan with property descriptions to the City for approval and recording.

Mike discussed with them the location and depth of existing water and sewer lines on 75 West at Agri-Service. Jay Downs told them they must have a fire hydrant within 600 feet of the building. If they proceed with the boundary line adjustment, they must also record an easement for the utilities. They will also be required to improve the frontage on 4200 North.

Darrin Michaelis said that they will be making a decision within a couple of days and get back with us regarding that decision.



STATE HIGHWAY US-61 (MAIN STREET)

LEGEND

- 25' Building Setback Line (20' on Corner Lot)
- P.U.L. (10' Public Utility Easement)
- Boundary Line
- Setback & Cap, "13 334350" for Prop. Corner
- Concrete
- Utility Pole
- Phone Box / Cable Box / Pedestal
- Concrete Monument
- Fire Hydrant
- Driveway Direction Arrow & Slope
- Grades at Top of Building Curb
- Design Grade at Top of Asphalt / Edge of Waterway
- ADA Ramp / Ramps (UDOT Approved)
- Existing Asphalt
- New Asphalt Concrete Regional
- Concrete for Sidewalk or Curb & Gutter
- 2.5 FT Wide Curb & Gutter Type A
- 2.5 FT Wide Concrete Flow Curb & Gutter
- Grass / Landscape Area
- Existing Storm Drain Type 18 (reflects dia, pipe in inches)
- Proposed Storm Drain Pipe (if reflects dia, pipe in inches)

TABULATION TABLE

ITEM	QUANTITY
4000 NORTH - RIGHT-OF-WAY TIEBARS	
20W - 2.5 WIDE - TYPE A CURB & GUTTER	233 L.F.
20W - 3" WIDE - CROSS DRAIN	30 L.F.
20W - ASPHALT CONCRETE (ROAD MODING)	3100 FT ²
20W - ASPHALT CONCRETE (ROAD MODING)	3100 FT ²
CONCRETE SIDEWALK (4" WIDE)	140 L.F.
ADA CONCRETE SIDEWALK APPROACH	1
PRE RIGORANT	1
LANDSCAPE - GRASS	1464 FT ² = 0.03 Ac
ASPHALT SAW CUT (PREP FOR NEW ASPHALT)	170 L.F.
BITUM PLAN TIEBARS	
3" WIDE CROSS DRAIN (SITE)	130 L.F.
2.5 WIDE - TYPE A CURB & GUTTER (LOT 1 SITE)	370 L.F.
2.5 WIDE - REVERSE FLOW CURB & GUTTER	160 L.F.
BUILDING FOOTPRINT	4700 FT ²
CONCRETE SIDEWALK (6" WIDE-AGAINST BLDG)	142 L.F.
ADA HANDICAP RAMP TO BUILDING	1
ASPHALT CONCRETE (PARKING LOT)	18000 FT ²
PARKING SPACES (SOLID YELLOW PAINT)	39 SPACES
HANDICAP PARKING SPACE (RED PAINT)	1
LANDSCAPE - GRASS (LOT 1 SITE)	8802 FT ² = 0.20 Ac
60" SEWER MANHOLE	1
48" SEWER MANHOLE	1
SEWER CLEANOUT	880 L.F.
8" SEWER PIPE (SDR35 PVC)	114 L.F.
4" SEWER LATERAL PIPE (SDR35 PVC)	900 L.F.
8" WATER LINE (C200 C-800 PVC)	122 L.F.
WATER LINE LATERAL	



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MORTUARY SITE PLAN (Platinum Const.)
PLAN VIEW OF PROJECT
4200 NORTH & 75 West (Easement)
SEWER, WATER, ROADWAY Etc.

DESIGNED	DATE
DRAWN	DATE
INCH SCALE	DATE
FEET SCALE	DATE

NO.	DATE	REVISION



SHEET	2
SHEETS	5
JOB NUMBER	1802187

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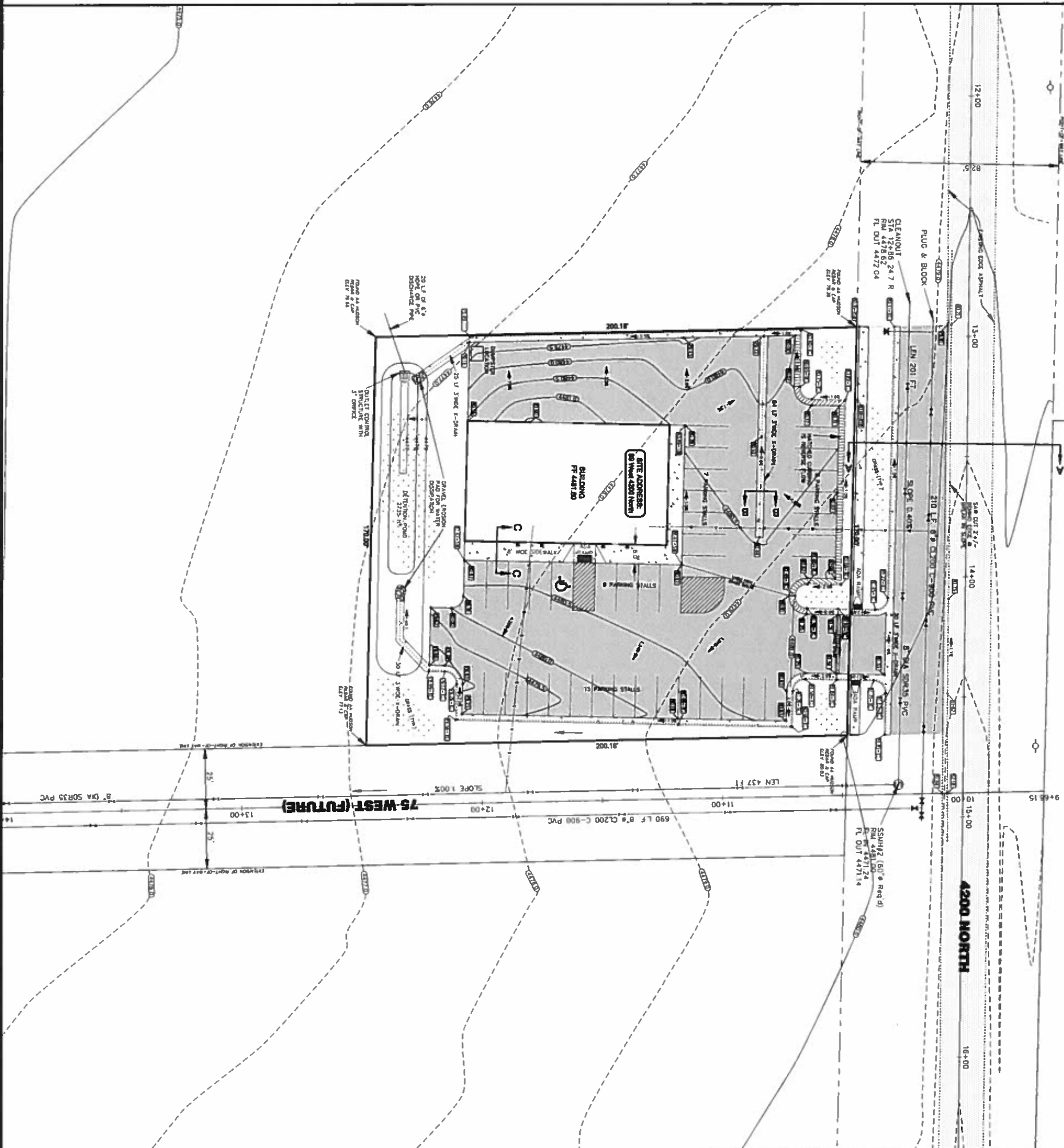


LEGEND

- 25' Building setbacks line (20' on Corner Lot)
- P.U.E. (10' Public Utility Easement)
- Boundary Line
- Rebar & Cap, 715 334330' for Prop. Corner
- Concrete
- Utility Pole
- Phone Box / Cable Box / Pedestal
- Concrete Monument
- Fire Hydrant
- Drainage Direction Arrow & Slope
- Grade at Top of Building Curb
- Design Grade at Top of Asphalt / Edge of Walkway
- ADA Ramped Handicap Ramps (UDOT Approved)
- Existing Asphalt
- New Asphalt Concrete Ramped
- Concrete for Sidewalk or Curb & Gutter
- 2.5 FT Wide Curb & Gutter Type A
- 2.5 FT Wide Reverse Flow Curb & Gutter
- Grass / Landscaping Area
- Existing Storm Drain Pipe (if reflects dia. pipe in inches)
- Proposed Storm Drain Pipe (if reflects dia. pipe in inches)
- Existing Culinary Water Line (if reflects dia. pipe in inches)
- Proposed Culinary Water Line (if reflects dia. pipe in inches)

TABULATION TABLE

ITEM	QUANTITY
4200 NORTH - RIGHT-OF-WAY ITEMS	
ROW - 2.5' WIDE - TYPE A CURB & GUTTER	233 L.F.
ROW - 3' WIDE - CROSS DRAIN	30 L.F.
ROW - ASPHALT CONCRETE (ROAD WORKING)	3700 FT²
ROW - ASPHALT CUIT	170 L.F.
CONCRETE SIDEWALK (4' WIDE)	140 L.F.
ADA CONCRETE SIDEWALK APPROACH	2
PNE HYDRANT	1
LANDSCAPE - GRASS	1464 FT² = 0.03 Ac
ASPHALT SAW CUT (PREP FOR NEW ASPHALT)	170 L.F.
EXISTING PLANT ITEMS	
2.5' WIDE CROSS DRAIN (SIT)	138 L.F.
2.5' WIDE - TYPE A CURB & GUTTER (LOT 1 SITE)	370 L.F.
2.5' WIDE - REVERSE FLOW CURB & GUTTER	160 L.F.
CONCRETE SIDEWALK (8' WIDE-AGAINST BLDG)	142 L.F.
ADA HANDICAP RAMP TO BUILDING	1
ASPHALT CONCRETE (PARKING LOT)	11805 FT²
PARKING SPACES (SOLID YELLOW PAINT)	39 SPACES
LANDSCAPE - GRASS (LOT 1 SITE)	1
60' S SEWER MAINLINE	8062 FT² = 0.20 Ac
48" S SEWER MAINLINE	1
SEWER CLEANOUT	1
8" SEWER PIPE (SDR35 PVC)	880 L.F.
4" SEWER LATERAL PIPE (SDR35 PVC)	114 L.F.
8" WATER LINE (CL200 C-900 PVC)	500 L.F.
WATER LINE LATERAL	122 L.F.



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MORTUARY SITE PLAN (Platinum Const.)

PLAN VIEW OF SITE
UTILITY & ACCESS ROAD & SITE LAYOUT
GRADING & UTILITIES

DESIGNED BY: J.W.A.

DRAWN BY: J.W.A.

INCH SCALE: 1"=40'

VERT SCALE: 1"=10'

DATE: 08-26-24

NO.

DATE

REVISION

PROFESSIONAL
No. 334336
BENJAMIN W. JOHNSON
P.E.
STATE OF UTAH

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